

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	Beddington Heights Elementary			School Code:	9372	
Location:	95 Bermuda Road N.W., Calgary			Facility Code:	1575	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District No.19			Contact Person:	Ms. Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K - 6			School Capacity:	525	
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1980	2	3476.45	Masonry, Brick with Horiz. Deep flute metal siding; Flat roof	<ul style="list-style-type: none"> - Hot water boilers to perimeter radiation - Air handler with cooling to classrooms and office - separate air handler to gym 	
Additions/ Expansions	1981	2	809.3	Frame, Horiz. Deep flute metal siding; flat roof	- 13 Individual furnaces in relocatable classrooms	
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects

School Facility Evaluation Project
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Upgrading/ Modernization (identify whether minor or major)	1980 (2000)	2	86.9	Same	Same	Admin. Area and general modernization.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1964	1	83.5	Frame, metal siding above wood lap siding; low slope pitched roof	Forced air furnace	Free - Standing portable unit
			TOTAL 4369.25			
List of Reports/ Supplementary Information	Roof Inspection report not prepared Authority having jurisdiction report(s) not prepared. Hazardous materials audit available - "Manage in Place" policy in effect.					

School Facility Evaluation Project
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Resurface paved playground and parking lot Replace timber play structure	\$80,000
2	Building Exterior	Replace windows - Note: cost for possible clerestorey windows (1980 - library) not included	\$139,000
3	Building Interior	Replace carpet flooring, provide new wall vinyl and paint, Replace limited ceiling tile, provide computer millwork, replace damaged toilet partitions, upgrade Gym. Acoustic treatment	\$180,250
4	Mechanical Systems	Install fire protection standpipe system. Replace hot water heaters. Add ducted return air system throughout. Major ductwork cleaning - poor filtration. Replace cooling equipment. Replace control system to energy management technology. Ventilate elevator machine room	\$352,688
5	Electrical Systems	Replace building exterior lights. Upgrade fire safety systems including fire alarm, exit and emergency lighting. Upgrade panels. New lighting throughout. Relocate network cabling to proper closet. No surge protection on power.	\$252,100
6	Portable Buildings	Exterior painting; door, window and carpet replacement; Furnace replacement, add exit/emergency lighting and replace fire alarm.	\$25,450
7	Space Adequacy:		
	7.1 Classrooms	A large surplus of 331.5 m2. Many rooms converted to classrooms ie; general storage,ECS classroom, lunch room	
	7.2 Science Rooms/Labs	A deficient of 85.7 m2	
	7.3 Ancillary Areas	A large deficient of 311.3 m2. These areas have been converted to classrooms	
	7.4 Gymnasium	A large surplus of 314.2 m2.	
	7.5 Library/Resource Areas	A slight surplus of 17.9 m2	
	7.6 Administration/Staff Areas	A slight deficient of 40.9 m2.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A large deficient of 110.3 m2	
	Overall School Conditions & Estim. Costs		\$1,029,488

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size appears adequate for functional and educational needs.	
1.1.2	Outdoor athletic areas.	4	Appears adequate	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Paved playground area - Drainage good - Asphalt cracked - overlay pave Replace timber play structure	\$50,000
1.1.4	Site landscaping.	4	Mature trees and shrubs	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Wrought iron, chain link - good Site mostly unfenced Bike stands - acceptable Flag pole - acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Drainage appears adequate	
1.1.7	Evidence of sub-soil problems.	4	No problems noted	
1.1.8	Safety and security concerns due to site conditions.	F.I.	- Portion of athletic field slopes to roadway on north side of building - steep roadway grade ices in winter - injuries possible - West exit from the gym. Is lower than surrounding grade - problem with snow drifting and non visible area	
Other		F.I.	Positioning/location of freestanding portable creates non-visible alcove area.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One vehicle access point to parking One pedestrian access point street and parking	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paved - "Steep" grade at north side	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Street bus drop-off	
1.2.4	Fire vehicle access.	4	Street and on site paved road	
1.2.5	Signage.	4	Acceptable	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	30 parking stalls - all energized Signed parking on street for disabled	
1.3.2	Layout and safety of parking lots.	4	Acceptable	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt paved with drainage to catch basin. Paving cracked - overlay required	\$30,000
1.3.4	Layout and safety of sidewalks.	4	Acceptable	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt - acceptable	
1.3.6	Curb cuts and ramps for barrier free access.	4	At grade access via sidewalk at entry	
Other				
	Overall Site Conditions & Estimated Costs			\$80,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1980	No problems noted - See section 6 for 1981 portables.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1980	No problems noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1980	No problems noted	
Other		F.I.	1981	Horiz. Deep flute horiz. Metal siding on portables - principal reports children climb wall	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	All	Roofing reports have not been prepared and are not available from CBE	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	1980 1981 1964	Flat Roof Low pitched sloped roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.	1980	Sloped skylight at main entry - See 2.2.1 Clerestorey windows at library	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1980 1981	Brick, horiz. metal siding - no problems noted	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1980 1981	Flashings - refinished metal	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	1980 1981	No problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1980 1981	Internal roof drainage to storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1980 1981	No problems noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1980	Acceptable	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1980	Acceptable	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1980	Acceptable	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1980 1981	Original Alum. Windows with insulated lower panel - fair to poor condition replace all Wood frame with alum. Retro fit - replace all excludes clerestory windows in 1980	\$139,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1980 1981	Reference & cost - 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1980 1981	Reference & cost - 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$139,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1980 1981	No problems noted	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1980 1981	Floor settlement - 2nd floor north corridor to lib. Cr's and boys W/R - Main floor (east) Floor heaving noted - 2 locations - (south end CR - main floor and south middle classroom)	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1980 1981	VAT Fair condition - replace 317 m2 Carpet - poor condition except for limited areas replace throughout Gym hardwood - good condition	\$77,250
3.2.2	Wall materials and finishes.	3	1980 1981	Conc. Block - acceptable Vinyl finish on Gyp. Bd. - tears and seams peeling - replace in 1981 Paint throughout except vinyl surfaces	\$50,000
3.2.3	Ceiling materials and finishes.	3	1980 1981	Replace 352 m2 suspended 2' x 4' acoustic tile - remainder acceptable	\$7,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	2	1980 1981	Minor damage but generally acceptable. Replace one damaged door (boy's W/R) and provide closer at ECS storage Rm. Door	\$1,500
3.2.5	Millwork	2	1980 1981	Millwork generally acceptable - except computer lab in library working on tables - provide computer work stations	\$7,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1980 1981	Acceptable	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1980 1981	Gym. Equip. acceptable Folding partitons - acceptable	
3.2.8	Washroom materials and finishes.	3	1980	Unisex Barrier free - Good. Other washrooms generally acceptable except replace rusted toilet partitions in boy's washrooms	\$2,000
Other		2	1980	Acoustic in gym. Poor - upgrade	\$35,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	
		F.I.	All	Authority having jurisdiction report not prepared or available	
		4	1980 1981	Combustible and non-combustible - No sprinklers	.
		F.I.	1980 1981	Fire separation zones appear to be present except above ceiling construction at corridors not observed(concealed) - washroom and storage doors located within exit stair enclosures.	
		F.I.	1980 1981	Conc. Block walls in 1980 appear acceptable. Corridor at relocatables (1980-1981) wall construction. Rating not determined Doors - acceptable	
		F.I.	1980 1981	Distances appear acceptable - position and swing of one set of the doors in 1980 building creates a dead end corridor.	
		4	1980 1981	At grade building access; elevator and barrier free uni-sex washroom provided.	
		F.I.	All	Audit available - "Manage in Place" policy currently in effect - extent of hazardous materials and abatement costs not determined.	
		F.I.	1980	"General Storage" converted to "classroom" - stage converted to classroom. Potential air quality (ventilation) problem	
Other		F.I.	1980	Library mezzanine exceeds 10% of library floor area. - No fire separation provided.	
Overall Bldg Interior Condition & Estim Costs					\$180,250

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basins available and are tied to underground municipal system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Several hose bibs around building. No irrigation system.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	5		Street fire hydrants available; no siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3		1-1/2" standpipe system are required throughout the building.	\$44,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		4" incoming municipal water service with 2" to water meter to domestic water service, 2" to irrigation.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention valves are installed throughout the system.	
4.3.4	Piping and fittings.	4		Satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Satisfactory.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Two commercial size hot water heaters are original. Replace as heaters exceed service life.	\$8,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm sewers to municipal system.	
Other		F.I.	1981	Condensation (ice build up) occur outside relocatable classrooms from DX coil condensate drip to outdoor and ice up in the winter. Relocate drains to internal sanitary system recommended.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two Teledyne Laars hot water boilers appears satisfactory.	
4.4.2	Heating controls (including use of current energy management technology).	3		Heat controls are pneumatic; no energy management function. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears to be satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Periodic water treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Satisfactory condition.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Distribution systems and associated components appear to be satisfactory. Only general routine maintenance required	
4.4.9	Heating piping, valve and/or duct insulation.	4		No visible deterioration.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.		Appears to be satisfactory except in the Library area where the library is two storeys high. Adjacent to the Library are two levels of classrooms with the upper level open to the Library. Heat rise from the Library caused the upper level classroom to be overheated.	
4.4.13	Zone/unit heaters and controls.	4		Appears to be satisfactory.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4	1980	Main Building: Gym by heat/vent air handler, unit in good operating condition. Main air handler, noisy and difficult to access for service, regular maintenance required.	
			1981	Relocatable: Individual furnaces satisfactory condition.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Equipment capacity unknown. Outside air for the occupant load not available. Poor air quality inside the building.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Poor. No air quantities available for evaluation.	
4.5.4	Exhaust systems capacity and condition.	4		Appears to be satisfactory.	
4.5.5	Separation of out flow from air intakes.	4		Appears to be satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		No hood fan exhaust over range in staff room. (2)	\$2,000.00
Other		3		Non ducted return air system, (i.e. ceiling used as a return air plenum) with exposed combustible material in space. Ducted return air system required under current Building Code	60,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	3		Old pneumatic system; no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	F.I.		Poor and difficult to access. Insufficient space in mechanical room.	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Marginal condition	
Other		3		Extremely dirty ductwork, major duct cleaning required. No ventilation in elevator equipment room.	10,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3	1980 1981	Air cooled condenser on roof. Equipment approach service life. 8 air cooled condensers on roof of relocatable classrooms. Equipment approach service life.	92,500.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Same System as 4.5	
4.6.3	Cooling system controls (including use of current energy management technology).	3		Same System as 4.5	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other		3	1980	Air cooled condenser on roof is transmitting vibration and noise to classroom below where the condenser is in operation. New acoustic and structural support shall be considered. Part of 4.6.1	
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		One pneumatic control system. Upgrade system to energy management system.	\$136,188.00
	Overall Mech Systems Condition & Estim. Costs				\$352,688.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground 1200 amp 120/208V 3pH 4W main service to CDP. Lots of space in C.D.P. Original equipment appears to be marginally satisfactory. Estimated peak demand @ 120KVA.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights on side of building and over doorways. Photocell and time clock control. Upgrade fixtures.	\$5,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		30 exterior car plugs are available.	
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		Existing fire alarm system is a Simplex single zone system and is out of date. Upgrade system to include a multiple zone or addressable system with annunciator panel and new devices to current technology and include strobe lights. Need additional devices to meet current Building Code.	\$20,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3		Existing system is original and out of date. Upgrade required with additional emergency light heads to provide proper coverage.	\$12,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Existing exit signs are working. Some additional signs are required to better identify exit routes and meet Building Code. Change to LED type to improve reliability.	\$6,000.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	2		No surge protection.	1,500.00
5.3.2	Panels and wireways capacity and condition.	3		The Gym and one hallway panels are full. Most of the other panels have sufficient space to take care of future needs. Upgrade the panels as required.	15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Existing installations appears to be satisfactory.	
5.3.5	Motor controls.	F.I		MCC replace on an as needed basis - Honeywell under contract to modify.	
Other		3		Emergency lighting central battery system in electrical room is installed directly opposite to the main CDP causing insufficient service clearance. Remove or relocate the central battery system. Part of 5.2.2	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		Existing lighting are fluorescent fixtures with T-12 lamps throughout except for the Gym and the Library. 40-45 F.C. in Office, 40-45 F.C. in Classroom, 45-50 F.C. in Gym, 45-50 F.C. in Library, 20-30 F.C. in Hallways, 25-30 F.C. in Washrooms, 30-40 F.C. in Computer Room. Most rooms have 2 or 3 switches. A percentage of lights are turned off to save energy under energy program. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required. Gym and Library existing fixtures are HID replacement of ballasts will be required.	\$181,600.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Existing fixtures should not contain PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Multiple switches in classroom. Upgrade fixtures. See 5.4.1	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Telephone system upgraded.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Separate speaker system in the classroom and telephone system can be used for paging. No CCTV, satellite or cable TV system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network cabling upgraded.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Network cabling are in conduit except in the Library computer areas where exposed Category 5 cables are all over the place.	\$1,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Existing closet located in ECS closet. Equipment shall be relocated into a wiring closet designed by BICSI Standards with proper ventilation and cooling.	\$10,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Appears to be satisfactory.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		Security system in place with motion detectors.	
5.6.3	Master clock system (if applicable).	4		Available in Office.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	4		Satisfactory.	
5.7.2	Condition of elevators/lifts.	4		Satisfactory.	
5.7.3	Lighting and ventilation of elevators/lifts.	4		Satisfactory.	
Other					
Overall Elect. Systems Condition & Estim Costs					\$252,100.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		Ratings and comments are for 1964 portable only - relocatable included in previous sections	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	Foundations concealed by plywood skirting - not observed - plywood weather checked and peeling paint	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Roofing report not prepared - Minor interior ceiling staining observed - Roof drainage scupper to grade	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Metal siding over wood lap siding - Metal acceptable; siding paint deterioration - repaint	\$1,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Exterior doors weather checked - replace Windows - deteriorated wood frame - replace	\$9,450.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floors - sheet vinyl - okay - Carpet - replace Walls - plywood paneling - okay Ceiling - Glue-on acoustic - minor staining - seal/paint	\$3,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Acceptable	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable	
6.1.8	Heating system.	3	Furnace with ductwork around perimeter of portable classroom System in operating condition. Equipment exceed service life.	\$4,000.00
6.1.9	Ventilation system.	4	Minimum ventilation through furnace system.	
6.1.10	Electrical, communication and data network systems.	3	8 circuit panel (full), replace light fixtures to T-8 with electronic ballasts. Add exit light, emergency lights, replace fire alarm and tie to main building.	\$8,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	Problem with pigeon roosting, droppings, dead birds, potential breach of school access security when entering main building Re: Washroom use etc.	
6.1.12	Barrier-free access.	F.I.	Access not provided - No washrooms within unit - access and washrooms provided in 1980 building.	
	Overall Portable Bldgs Condition & Estim Costs			\$25,450.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size (m2)	Total Area	No.	Size (m2)	Total Area		
7.1	Classrooms	20	Varies	1611.5 m2	16	80	1280 m2	331.5 m2	2 ancillary and a lunch room as well as a storage area converted to classrooms
7.2	Science Rooms/Labs	1	104.3	140.3 m2	2	95 95	190 m2	(85.7 m2)	Also used as a computer room
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	88.7	88.7 m2	4	1@130 3@90	400 m2	(311.3 m2)	Other rooms converted to classrooms.
7.4	Gymnasium (incl. gym storage)	1	739 48.2	787.2 m2	1	430 43	473 m2	314.2 m2	
7.5	Library/Resource Areas	1		257.9 m2	1	240	240 m2	17.9 m2	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	386.1 m2			427 m2	(40.9 m2)	Boys rm converted to Fac. Op. Mech space (153.7 m2) included here
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1133.7 m2			1244 m2	(110.3 m2)	Storage converted from girls change room.
	Overall Space Adequacy Assessment	24		4369.3 m2	24		4254 m2	115.3 m2	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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